

IN RE: PETITION FOR VARIANCE  
SE/S Glen Falls Road, 8000'  
W of Hanover Pike  
4<sup>th</sup> Election District  
3<sup>rd</sup> Councilmanic District  
6037 Glen Falls Road

Conley Clayton Price & Nancy Lee Price  
Petitioners

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* CASE NO. 99-445-A  
\*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a petition for variance filed by the legal owners of the subject property, Conley C. and Nancy L. Price. The variance request is for property they own at 6037 Glen Falls Road, which property is zoned RC.4. The variance is to allow side yard set backs of 22 ft. in lieu of the required 25 ft. for a single family residential dwelling. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioners' Exhibit 1.

Appearing at the hearing on behalf of the request were Mr. & Mrs. Price and Roy Snyder, a registered property line surveyor. There were no protestants in attendance.

Testimony and evidence indicated that the property, which is the subject of this variance request, consists of 0.392 acres, more or less, zoned RC.4. The subject property is improved with an existing one-story house which the property owners intend to tear down. The old one-story house was built by the Petitioner's grandfather and has become dilapidated over the years. It has been abandoned for some time and is beyond renovation. Therefore, the Prices wish to tear down the old house and construct a new single family residence in its place. The new residence will be situated somewhat closer to the property line and, therefore, a variance is necessary in order for them to construct the new dwelling on the lot.

ORDER RECEIVED FOR FILING

6/30/99

R. J. Gannon

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioners and their property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioners must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. Of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

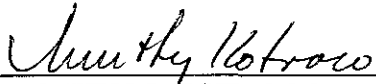
After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the property which is the subject of this request and that the requirements from which the Petitioners seek relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

CHANDLER RECEIVED FOR FILING  
JUN 30 1999  
W. R. Anderson

THEREFORE, IT IS ORDERED this 30<sup>th</sup> day of June, 1999, by this Deputy Zoning Commissioner, that the Petitioners' request for variance, to allow side yard set backs of 22 ft. in lieu of the required 25 ft. for a single family residential dwelling, in accordance with Petitioners' Exhibit No. 1, be and is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at his time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

  
\_\_\_\_\_  
TIMOTHY M. KOTROCO  
DEPUTY ZONING COMMISSIONER  
FOR BALTIMORE COUNTY

TMK:raj

ORDER RECEIVED FOR FILING  
Date 6/30/99  
By R. Jameson



Baltimore County  
Zoning Commissioner

Suite 405, County Courts Bldg.  
401 Bosley Avenue  
Towson, Maryland 21204  
410-887-4386  
Fax: 410-887-3468

June 30, 1999

Mr. & Mrs. Conley C. Price  
4517 Hanover Pike  
Hampstead, Maryland 21074

Re: Petition for Variance  
Case No. 99-445-A  
Property: 6037 Glen Falls Road

Dear Mr. & Mrs. Price:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

Timothy M. Kotroco  
Deputy Zoning Commissioner

TMK:raj  
Enclosure

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



Printed with Soybean Ink  
on Recycled Paper



# Petition for ~~Administrative~~ Variance to the Zoning Commissioner of Baltimore County

for the property located at 6037 Glen Falls Road  
which is presently zoned RC 4

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

1A03.4 B.2.a. To permit side yard setbacks of 22 feet in lieu of the required 25 feet.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

## Contract Purchaser/Lessee:

Name - Type or Print \_\_\_\_\_  
Signature \_\_\_\_\_  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

## Attorney For Petitioner:

Name - Type or Print \_\_\_\_\_  
Signature \_\_\_\_\_  
Firm \_\_\_\_\_  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

## Legal Owner(s):

Conley Clayton Price  
Name - Type or Print \_\_\_\_\_  
Signature Conley Clayton Price  
Nancy Lee Price  
Name - Type or Print \_\_\_\_\_  
Signature Nancy Lee Price  
4517 Hanover Pike 410 374 6754  
Address Telephone No.  
Manchester MD 21074  
City State Zip Code

## Representative to be Contacted:

A. L. Snyder, Surveyor, Inc.  
Name \_\_\_\_\_  
1911 Hanover Pike 410 239 7744  
Address Telephone No.  
Hampstead MD 21074  
City State Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 99-445-A

Reviewed By SMA Date 5-7-99

Estimated Posting Date \_\_\_\_\_

REV 9/15/98

445

ORDER RECEIVED FOR FILING  
6/30/99

# Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) <sup>will</sup> ~~does~~ presently reside at 6037 Glen Falls Road  
Address  
Reisterstown MD 21136  
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

The existing one story frame house is in poor condition. The planned new one story frame house, which would replace the existing one story frame house, is larger though it would be situated no closer to the side property lines or street than the existing house.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Conley Clayton Price  
Signature

Conley Clayton Price  
Name - Type or Print

Nancy Lee Price  
Signature

Nancy Lee Price  
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 6 day of May, 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Maryland Conley C. Price  
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

5/6/99  
Date

James M. Amell  
Notary Public

My Commission Expires 11/20/01

# Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) <sup>will</sup> ~~does~~ presently reside at 6037 Glen Falls Road  
Address  
Reisterstown MD 21136  
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

The existing one story frame house is in poor condition. The planned new one story frame house, which would replace the existing one story frame house, is larger though it would be situated no closer to the side property lines or street than the existing house.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Conley Clayton Price  
Signature  
Conley Clayton Price  
Name - Type or Print

Nancy Lee Price  
Signature  
Nancy Lee Price  
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 6 day of May, 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Maryland Conley C. Price  
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

5/6/99  
Date

Jerome M. Abbott  
Notary Public  
My Commission Expires 11/20/01



# Petition for ~~Administrative~~ Variance to the Zoning Commissioner of Baltimore County

for the property located at 6037 Glen Falls Road  
which is presently zoned RC 4

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

1A03.4 B.2.a. To permit side yard setbacks of 22 feet in lieu of the required 25 feet.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

## Contract Purchaser/Lessee:

Name - Type or Print \_\_\_\_\_  
Signature \_\_\_\_\_  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

## Attorney For Petitioner:

Name - Type or Print \_\_\_\_\_  
Signature \_\_\_\_\_  
Company \_\_\_\_\_  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

## Legal Owner(s):

Conley Clayton Price  
Name - Type or Print \_\_\_\_\_  
Signature Conley Clayton Price  
Nancy Lee Price  
Name - Type or Print \_\_\_\_\_  
Signature Nancy Lee Price  
4517 Hanover Pike 410 374 6754  
Address Telephone No.  
Manchester MD 21074  
City State Zip Code

## Representative to be Contacted:

A. L. Snyder, Surveyor, Inc.  
Name \_\_\_\_\_  
1911 Hanover Pike 410 239 7744  
Address Telephone No.  
Hampstead MD 21074  
City State Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this \_\_\_\_ day of \_\_\_\_\_ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 99-445-A

Reviewed By SJA

Date 5-7-99

Estimated Posting Date \_\_\_\_\_

REV 9/15/98

445



*A. L. Snyder*  
*Surveyor, Inc.*  
*1911 Hanover Pike*  
*Hampstead, Maryland 21074*

(410) 239-7744

(410) 374-9695

Zoning Description  
#6037 Glen Falls Road

May 6, 1999

Beginning in the center of Glen Falls Road at a distance of 8,000 feet, more or less, west of Hanover Pike (Maryland Route 30) and running thence,

- 1.) S 40° 58' 35" E 233.15 feet,
- 2.) S 60° 00' 00" W 83.10 feet,
- 3.) N 37° 48' 00" W 218.47 feet,
- 4.) N 49° 41' 28" E 69.48 feet to the place of beginning.

Being the same land which was conveyed by Nancy L. Price, et al to Conley Clayton Price and Nancy Lee Price, his wife, by deed dated November 20, 1998 and recorded among the Land Records of Baltimore County, Maryland in Liber S.M. 13463 folio 127 etc. Being known and designated as No. 6037 Glen Falls Road and located in the Fourth Election District of Baltimore County, Maryland.



49.445.A

445.

BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

No. 067383

DATE 5-7-99 ACCOUNT RCOLGISO

AMOUNT \$ 20.00

RECEIVED FROM: Williams C.C. Price

FOR: Res. Deal

TOTAL: 20

DISTRIBUTION  
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PROFESS ACTUAL TIME  
5/10/1999 5/07/1999 16:07:59  
REG 4903 CASHIER PAID PER DRAMER  
Dept 5 528 ZONTING VERIFICATION  
Receipt # 094592  
CHK # 067383

Receipt Tot 10.00  
50.00 LK .00 CR  
Baltimore County, Maryland

99-445-A

CASHIER'S VALIDATION

**NOTICE OF ZONING  
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case #39-445-A  
6037 Glen Falls Road  
SE/S Glen Falls Road: 8000' S  
W of Harover Pike  
4th Election District  
3rd Controllment District  
Legal Owner(s):  
Nancy Lee Price &  
Cortley Clayton Price  
Variance to permit side yard setbacks of 22 feet in lieu of the required 25 feet  
Hearing: Friday, June 26, 1999 at 10:00 a.m. in Room 407, County Court Bldg. 401 Bayley Avenue.

LAWRENCE E. SCHMIDT  
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible for special accommodations. Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing Contact the Zoning Review Office at (410) 887-3331.

6/12/99 10:00 AM C3/7833

**CERTIFICATE OF PUBLICATION**

TOWSON, MD., 6-10, 1999

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 6-10, 1999.

THE JEFFERSONIAN,

*S. Wilkinson*

LEGAL ADVERTISING

CERTIFICATE OF POSTING

(X)

RE Case No

99-445-A

Petitioner/Developer NANCY PRICE, ETAL  
% Roy SNYDER

Date of Hearing/Closing 6/25/99

Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law  
were posted conspicuously on the property located at #6037 GLEN FALLS RD.

The sign(s) were posted on

6/8/99

(Month, Day, Year)

Sincerely,

Patrick M. O'Keeffe 6/14/99

(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

410-666-5366 ; CELL-410-405-8571

(Telephone Number)



#6037 GLEN FALLS RD.

NANCY  
PRICE 99-445-A  
429-8953 6/25/99

RE: PETITION FOR VARIANCE  
6037 Glen Falls Rd, SE/S Glen Falls Rd,  
8000' W of Hanover Pike  
4th Election District, 3rd Councilmanic


Legal Owner: Conley C. and Nancy L. Price  
Petitioner(s)


\* BEFORE THE  
\* ZONING COMMISSIONER  
\* FOR  
\* BALTIMORE COUNTY  
\* Case No. 99-445-A

\* \* \* \* \*

**ENTRY OF APPEARANCE**

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

  
PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

  
CAROLE S. DEMILIO  
Deputy People's Counsel  
Old Courthouse, Room 47  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that on this 23<sup>rd</sup> day of June, 1999 a copy of the foregoing Entry of Appearance was mailed to A.L. Snyder, 1911 Hanover Pike, Hampstead, MD 21074, representative for Petitioners.

  
PETER MAX ZIMMERMAN



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
pdmlandacq@co.ba.md.us

May 27, 1999

## NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-445-A  
6037 Glen Falls Road  
SE/S Glen Falls Road, 8000' W of Hanover Pike  
4<sup>th</sup> Election District – 3<sup>rd</sup> Councilmanic District  
Legal Owner: Nancy Lee Price & Conley Clayton Price

Variance to permit side yard setbacks of 22 feet in lieu of the required 25 feet.

HEARING: Friday, June 25, 1999 at 10:00 a.m. in Room 407, County Courts Building,  
401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon", with a small mark below it.

Arnold Jablon  
Director

c: Nancy & Conley Price  
AL Snyder

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY JUNE 10, 1999.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



Printed with Soybean Ink  
on Recycled Paper

TO: PATUXENT PUBLISHING COMPANY  
June 10, 1999 Issue – Jeffersonian

Please forward billing to:

Nancy L. Price 410-374-6754  
4517 Hanover Pike  
Manchester, MD 21102

---

## NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-445-A

6037 Glen Falls Road

SE/S Glen Falls Road, 8000' W of Hanover Pike

4<sup>th</sup> Election District – 3<sup>rd</sup> Councilmanic District

Legal Owner: Nancy Lee Price & Conley Clayton Price

Variance to permit side yard setbacks of 22 feet in lieu of the required 25 feet.

HEARING: Friday, June 25, 1999 at 10:00 a.m. in Room 407, County Courts Building,  
401 Bosley Avenue



LAWRENCE E. SCHMIDT

ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT  
ZONING REVIEW**

**ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS**

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighbors property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

**OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.**

---

---

**For Newspaper Advertising:**

Item Number or Case Number: 99-445-A  
Petitioner: CONLEY CLAYTON PRICE & NANCY LEE PRICE  
Address or Location: 6037 GLEN FALLS ROAD

**PLEASE FORWARD ADVERTISING BILL TO:**

Name: NANCY L. PRICE  
Address: 4517 HANOVERL PIKE  
MANCHESTER, MARYLAND 21102  
Telephone Number: 410-374-6754

Revised 2/20/98 - SCJ

**99-445-A**





Baltimore County  
Department of Permits and  
Development Management

June 18, 1999

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
pdmlandacq@co.ba.md.us

A. L. Snyder, Surveyor, Inc.  
1911 Hanover Pike  
Hampstead, MD 21074

RE: Case No.: 99-445-A  
Petitioner: Price  
Location: 6037 Glen Falls Road

Dear Sirs:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on May 7, 1999.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in cursive script, reading "W. Carl Richards, Jr." followed by a flourish.

W. Carl Richards, Jr.  
Zoning Supervisor  
Zoning Review

WCR:ggs

Enclosures

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



Printed with Soybean Ink  
on Recycled Paper

**BALTIMORE COUNTY, MARYLAND**

**INTER-OFFICE CORRESPONDENCE**

**TO:** Arnold Jablon, Director  
Department of Permits  
and Development Management

**Date:** May 25, 1999

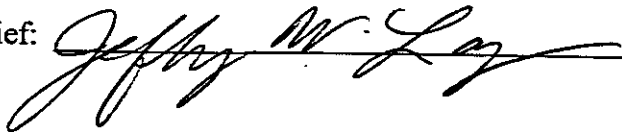
**FROM:** Arnold F. 'Pat' Keller, III, Director  
Office of Planning

**SUBJECT:** Zoning Advisory Petitions

The Office of Planning has no comment on the following petition (s):  
Item No (s): 426, 435, 436, 437, 438, 439, 444, 445, 446, 448 and 455

If there should be any questions or this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief:



AFK/JL

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

Date: June 3, 1999

TO: Arnold Jablon  
FROM: R. Bruce Seeley *AMS*  
SUBJECT: Zoning Item #445

6037 Glen Falls Road

Zoning Advisory Committee Meeting of May 24, 1999

- The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.
- X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
- Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).
  - Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).
  - Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).
- X Prior to approval of a building permit, satisfactory soil evaluation tests must be conducted and the well be approved.

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Department of Permits & Development  
Management

Date: June 1, 1999

FROM: *[Signature]* Robert W. Bowling, Supervisor  
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting  
for June 1, 1999  
Item Nos. 421, 426, 435, 436, 437,  
438, 444, (445), 447, 448, 449, 450,  
and 453

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File



Baltimore County  
Fire Department

700 East Joppa Road  
Towson, Maryland 21286-5500  
410-887-4500

June 2, 1999

Arnold Jablon, Director  
Zoning Administration and Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF May 24, 1999

Item No.: See Below                      Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

426, 434, 435, 436, 437, 438, 439, 444, 445, 446, 447,  
448, 449, 450, 451, 452, ~~453~~, and 455

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 987-4881, MS-1102F

cc: File

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)

RECEIVED JUN 17 1999





**Maryland Department of Transportation**  
**State Highway Administration**

Parris N. Glendening  
Governor  
John D. Porcari  
Secretary  
Parker F. Williams  
Administrator

Date: 5.21.99

Ms. Gwen Stephens  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 445 JRA

Dear Ms Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

*L. J. Lenhart*  
to Michael M. Lenhart, Chief  
Engineering Access Permits Division

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll-Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

PLEASE PRINT CLEARLY

~~PERSON(S)~~ SIGN-IN SHEET

NAME

ADDRESS

Roy Switzer  
Conley C. Price  
Nancy L. Price

1911 HANOVER PIKE HANOVER MD  
4517 Hanover Pike Manchester 21074  
4517 Hanover Pike, Manchester, Md. 21102

See Harvey, WAP A Question  
6-28-99 9:22

Re: John A. Re: JAMES HEARNES  
6-25-96

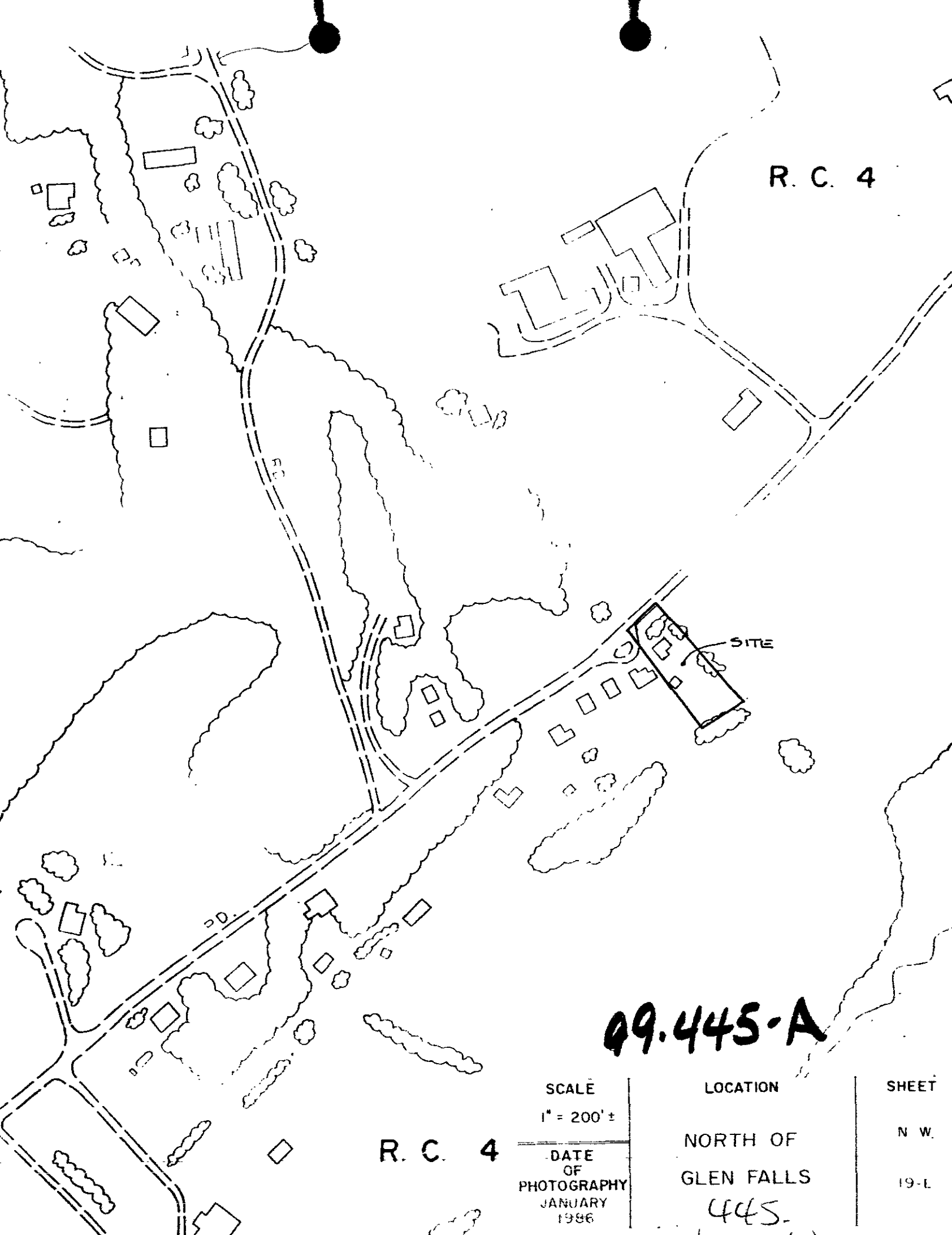
Ray Sympson  
239-77744

NAVY POLICE  
Re: 6037 GLENFALLS RD.

99-445-G

UNRECORDED LOT 3





R. C. 4

SITE

49.445-A

R. C. 4

SCALE

1" = 200' ±

DATE  
OF  
PHOTOGRAPHY  
JANUARY  
1986

LOCATION

NORTH OF  
GLEN FALLS

445-

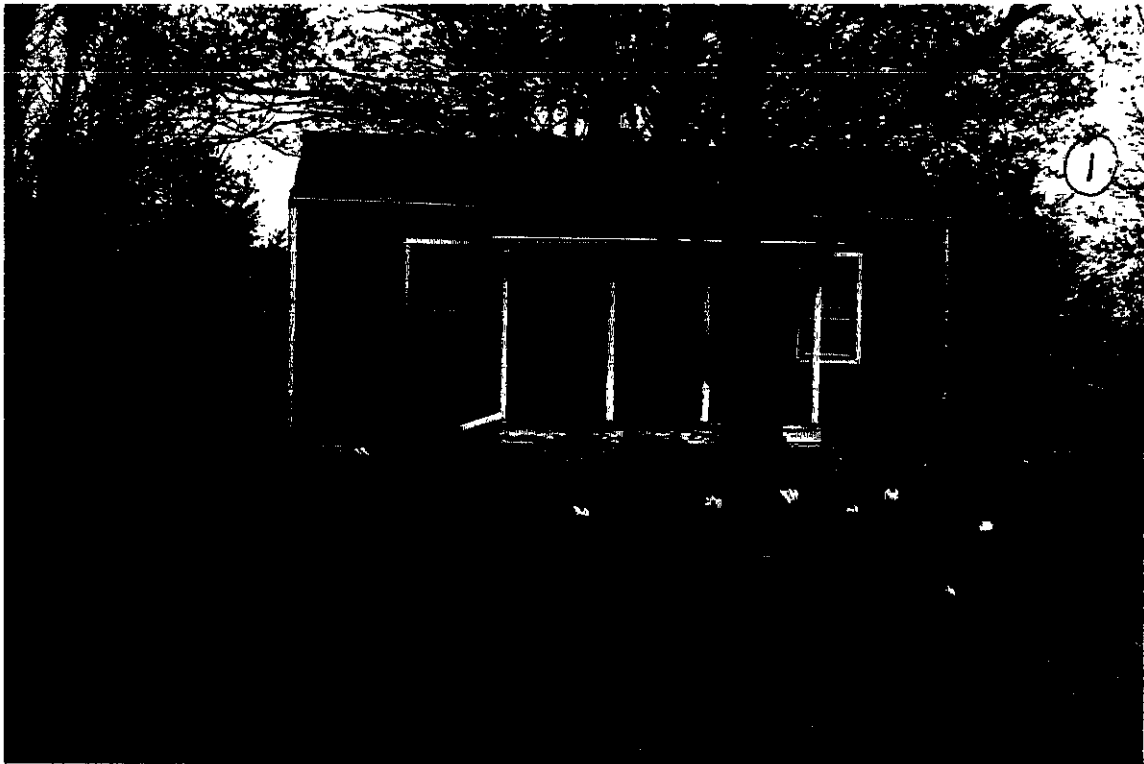
SHEET

N W

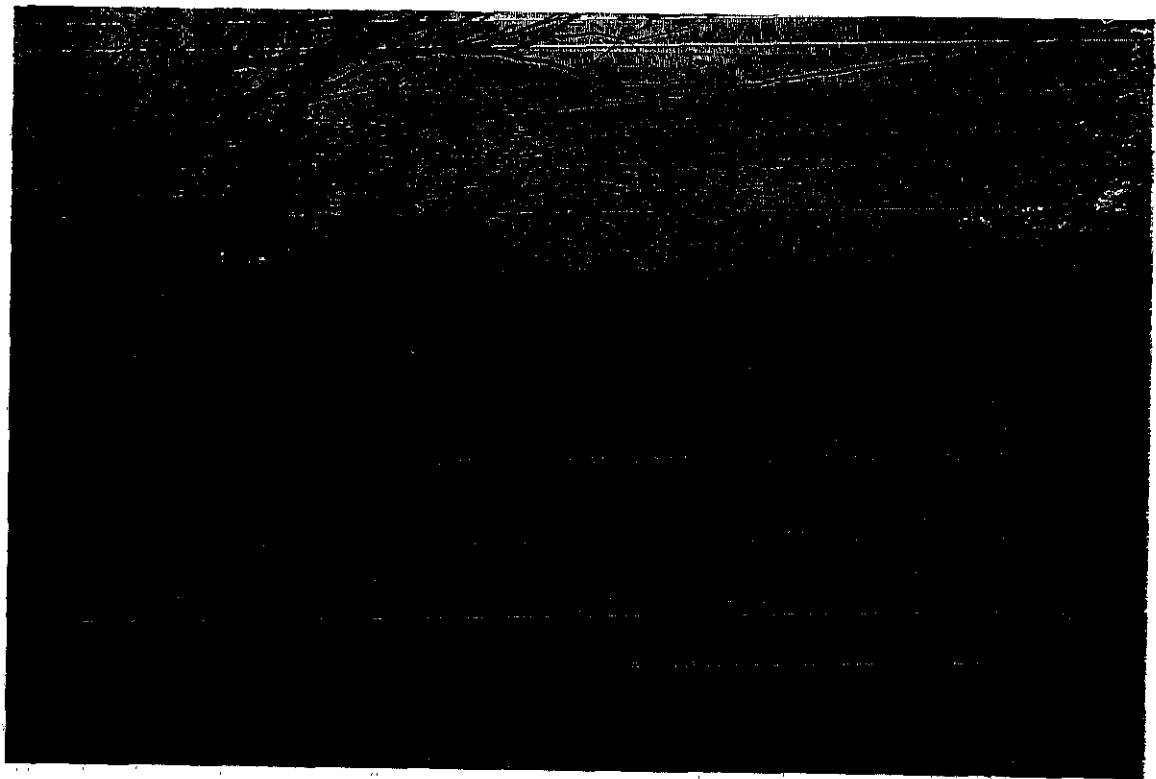
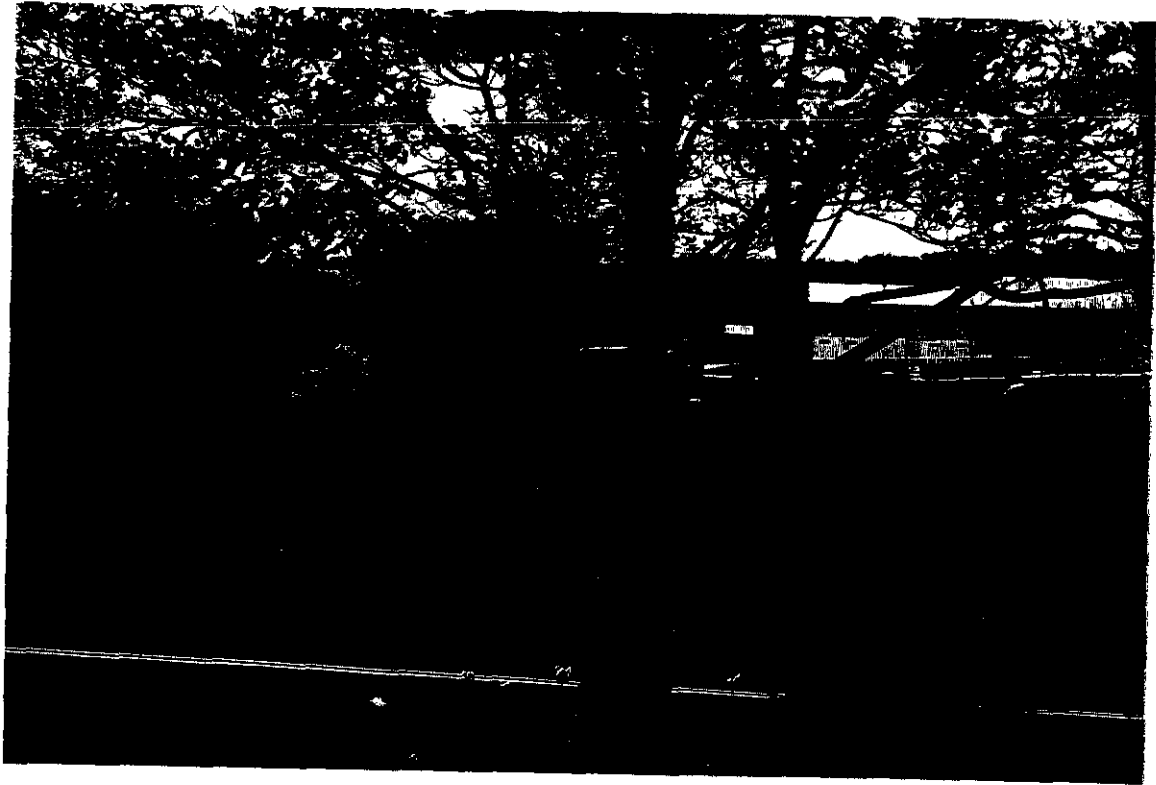
19-L



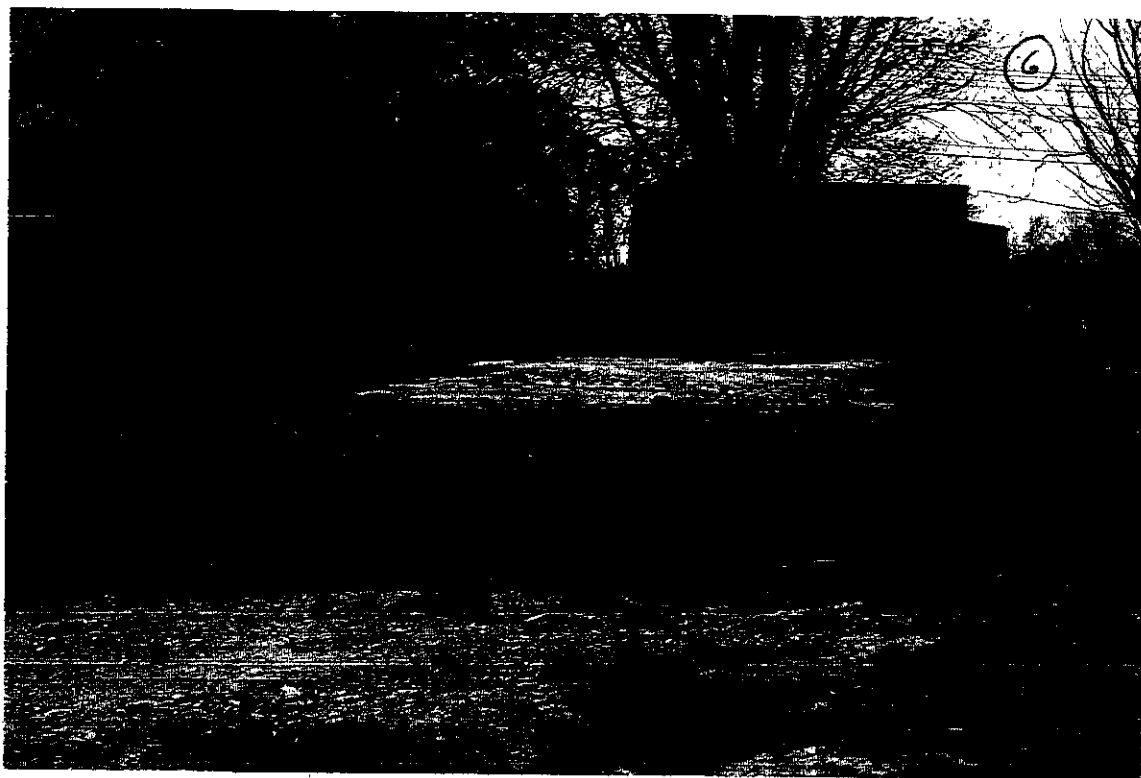
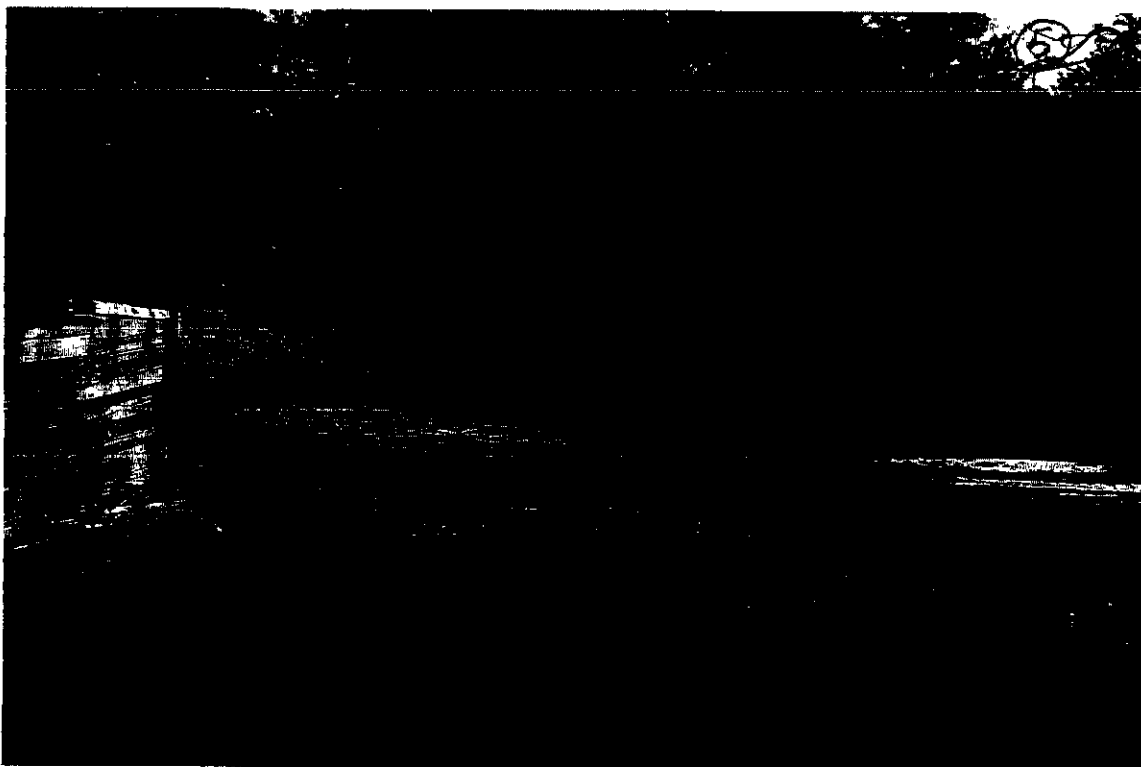
SCALE	LOCATION	SHEET
1" = 200' ±	<b>99-445-A</b>	N. W.
DATE	NORTH OF	19-L
OF	GLEN FALLS	
PHOTOGRAPHY	<b>445</b>	
JANUARY		
1986		



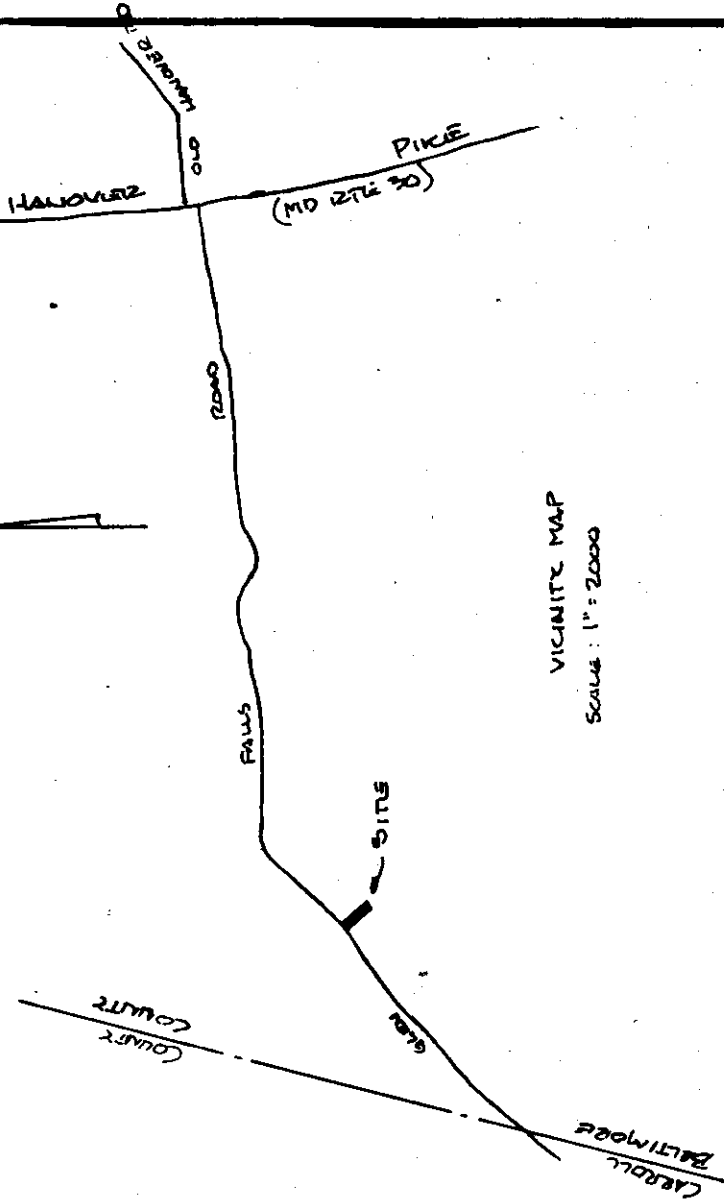
99.445-A



99.445-A



99.445-A



- 1) ZONING: R24
- 2) TSPD: BALTIMORE COUNTY ZOO SCALE NW 19 L
- 3) SOUS: BALTIMORE COUNTY SOUS MAP NO. 15
- 4) PROPOSED SEPTIC SYSTEM:
  - 1. 1500 GAL. TANK
  - 2. TRENCHES @ 45 LF EACH
  - 3. TRENCHES WITH 5.5' OF STONE
  - 4. TRENCHES WITH 5.5' OF STONE
  - 5. TRENCHES WITH 5.5' OF STONE
  - 6. TRENCHES WITH 5.5' OF STONE
  - 7. TRENCHES WITH 5.5' OF STONE
  - 8. TRENCHES WITH 5.5' OF STONE
  - 9. TRENCHES WITH 5.5' OF STONE
  - 10. TRENCHES WITH 5.5' OF STONE
  - 11. TRENCHES WITH 5.5' OF STONE
  - 12. TRENCHES WITH 5.5' OF STONE
  - 13. TRENCHES WITH 5.5' OF STONE
  - 14. TRENCHES WITH 5.5' OF STONE
  - 15. TRENCHES WITH 5.5' OF STONE
  - 16. TRENCHES WITH 5.5' OF STONE
  - 17. TRENCHES WITH 5.5' OF STONE
  - 18. TRENCHES WITH 5.5' OF STONE
  - 19. TRENCHES WITH 5.5' OF STONE
  - 20. TRENCHES WITH 5.5' OF STONE
  - 21. TRENCHES WITH 5.5' OF STONE
  - 22. TRENCHES WITH 5.5' OF STONE
  - 23. TRENCHES WITH 5.5' OF STONE
  - 24. TRENCHES WITH 5.5' OF STONE
  - 25. TRENCHES WITH 5.5' OF STONE
  - 26. TRENCHES WITH 5.5' OF STONE
  - 27. TRENCHES WITH 5.5' OF STONE
  - 28. TRENCHES WITH 5.5' OF STONE
  - 29. TRENCHES WITH 5.5' OF STONE
  - 30. TRENCHES WITH 5.5' OF STONE
  - 31. TRENCHES WITH 5.5' OF STONE
  - 32. TRENCHES WITH 5.5' OF STONE
  - 33. TRENCHES WITH 5.5' OF STONE
  - 34. TRENCHES WITH 5.5' OF STONE
  - 35. TRENCHES WITH 5.5' OF STONE
  - 36. TRENCHES WITH 5.5' OF STONE
  - 37. TRENCHES WITH 5.5' OF STONE
  - 38. TRENCHES WITH 5.5' OF STONE
  - 39. TRENCHES WITH 5.5' OF STONE
  - 40. TRENCHES WITH 5.5' OF STONE
  - 41. TRENCHES WITH 5.5' OF STONE
  - 42. TRENCHES WITH 5.5' OF STONE
  - 43. TRENCHES WITH 5.5' OF STONE
  - 44. TRENCHES WITH 5.5' OF STONE
  - 45. TRENCHES WITH 5.5' OF STONE
  - 46. TRENCHES WITH 5.5' OF STONE
  - 47. TRENCHES WITH 5.5' OF STONE
  - 48. TRENCHES WITH 5.5' OF STONE
  - 49. TRENCHES WITH 5.5' OF STONE
  - 50. TRENCHES WITH 5.5' OF STONE
  - 51. TRENCHES WITH 5.5' OF STONE
  - 52. TRENCHES WITH 5.5' OF STONE
  - 53. TRENCHES WITH 5.5' OF STONE
  - 54. TRENCHES WITH 5.5' OF STONE
  - 55. TRENCHES WITH 5.5' OF STONE
  - 56. TRENCHES WITH 5.5' OF STONE
  - 57. TRENCHES WITH 5.5' OF STONE
  - 58. TRENCHES WITH 5.5' OF STONE
  - 59. TRENCHES WITH 5.5' OF STONE
  - 60. TRENCHES WITH 5.5' OF STONE
  - 61. TRENCHES WITH 5.5' OF STONE
  - 62. TRENCHES WITH 5.5' OF STONE
  - 63. TRENCHES WITH 5.5' OF STONE
  - 64. TRENCHES WITH 5.5' OF STONE
  - 65. TRENCHES WITH 5.5' OF STONE
  - 66. TRENCHES WITH 5.5' OF STONE
  - 67. TRENCHES WITH 5.5' OF STONE
  - 68. TRENCHES WITH 5.5' OF STONE
  - 69. TRENCHES WITH 5.5' OF STONE
  - 70. TRENCHES WITH 5.5' OF STONE
  - 71. TRENCHES WITH 5.5' OF STONE
  - 72. TRENCHES WITH 5.5' OF STONE
  - 73. TRENCHES WITH 5.5' OF STONE
  - 74. TRENCHES WITH 5.5' OF STONE
  - 75. TRENCHES WITH 5.5' OF STONE
  - 76. TRENCHES WITH 5.5' OF STONE
  - 77. TRENCHES WITH 5.5' OF STONE
  - 78. TRENCHES WITH 5.5' OF STONE
  - 79. TRENCHES WITH 5.5' OF STONE
  - 80. TRENCHES WITH 5.5' OF STONE
  - 81. TRENCHES WITH 5.5' OF STONE
  - 82. TRENCHES WITH 5.5' OF STONE
  - 83. TRENCHES WITH 5.5' OF STONE
  - 84. TRENCHES WITH 5.5' OF STONE
  - 85. TRENCHES WITH 5.5' OF STONE
  - 86. TRENCHES WITH 5.5' OF STONE
  - 87. TRENCHES WITH 5.5' OF STONE
  - 88. TRENCHES WITH 5.5' OF STONE
  - 89. TRENCHES WITH 5.5' OF STONE
  - 90. TRENCHES WITH 5.5' OF STONE
  - 91. TRENCHES WITH 5.5' OF STONE
  - 92. TRENCHES WITH 5.5' OF STONE
  - 93. TRENCHES WITH 5.5' OF STONE
  - 94. TRENCHES WITH 5.5' OF STONE
  - 95. TRENCHES WITH 5.5' OF STONE
  - 96. TRENCHES WITH 5.5' OF STONE
  - 97. TRENCHES WITH 5.5' OF STONE
  - 98. TRENCHES WITH 5.5' OF STONE
  - 99. TRENCHES WITH 5.5' OF STONE
  - 100. TRENCHES WITH 5.5' OF STONE
- 5) PRIVATE WATER & SEWER
- 6) NOT IN CHESAPEAKE ELEC. CIRCULAR AREA
- 7) NO FLOOD ZONING HAZARDS

TITLE REFERENCE  
SM 13463 FOLIO 127  
CONLEY CLAYTON PERCIE  
NAUCK LEBE PERCIE  
TAX ACCT# 0406020710



A.L. SNYDER  
SUZVEYOR, INC.  
191 HANOVER PIKE  
HAMPTSTEAD, MARYLAND 21074  
410-239-7744

99.445.A

LOS NO. 99026

577